

**Coolstown House & Stud,
Greenmount, Castlebellingham, Co. Louth**
In all c.40.44 ha (99.92 acres)



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Residence & lands with superb equestrian facilities bound by the River Dee with exceptional sea views.

MAIN HOUSE

Porch • Hall • Kitchen • Laundry • Study • Sitting Room • Drawing Room • 6 Bedrooms (1 Ensuite) • 2 x Family Bathrooms • landscape gardens • mature trees & sea views

VICTORIAN STABLE YARD ACCOMMODATION

APARTMENT

Kitchen/sitting room • laundry • 4 bedrooms • bathroom

STAFF FLAT

Kitchen • sitting room • 2 bedrooms • bathroom

VICTORIAN STABLE COURTYARD

20 loose boxes • 6 bay horse walker • wash/rug room • Tack room & staff room • office • boiler room • large concrete yard • 2 gated entrances • adjacent – 2 x 4 bay lean-to barns • all weather arena • 5 furlong round sand gallop

LOWER YARD

4 bay lean- to containing 5 loose boxes • feed room
• wash bay • concrete yard

CATTLE YARD

Cattle crush • feeding pens • 2 x 4 bay barns • adjacent large concrete yard
• muck heap • isolation barn 4 bay with 2 loose boxes

LANDS

Lands in one block in grass • turn out paddocks fenced and water • mature specimen trees • hard core roadway • extensive frontage onto River Dee

APPROXIMATE DISTANCES

Castlebellingham 1km • M1 3km • Annagassan beach 5km • Dundalk 14km • Drogheda 18km • Dublin Airport 57km • Dublin City 70km

Description

Coolstown House is a substantial family home that occupies an exceptional elevated position set well within its own land in an extremely private and peaceful position, which takes full advantage of the stunning sea views and surrounding countryside.

The property is approached up a long avenue which winds through the parkland towards the house and the stable yard.

All the ground floor rooms lead off a welcoming and impressive entrance hall. The property is light, airy and the spacious drawing room enjoys direct access to the terrace and garden with fabulous views over the countryside to the sea beyond. At the heart of the house is a large country kitchen/ diner which centres around the cosy Aga and also has superb sea views through picture windows. A sitting room, study, 3 bedrooms one ensuite and a family bathroom complete the ground floor accommodation. Upstairs are 3 bedrooms and a bathroom.

Outside the gardens are mature, surrounded by natural hedging, mature trees and a variety of planting. To the rear of the house is a large sheltered sunny terrace, ideal for summer entertaining.

Victorian Stable Yard, Farm Yard & Equestrian Facilities

The magnificent original Victorian Stable yard takes full advantage of its country setting, sitting comfortably within lands extending to some 99.9 acres. The enclosed lofted redbrick courtyard has two entrances and contains 20 loose boxes, 6 bay horse walker, tack room/staff room, laundry/rug room, Office, wash area and various store rooms. Upstairs is a 4 bed and 1 bed apartment.

To the rear of the main yard are 2 x 4 bay barns, a 5 furlong round sand gallop, an all-weather arena, and the huge original wall garden used as a useful turn out/stallion paddock. The lower yard contains a further enclosed 5 stables, feed room and wash bay.

The contained farmyard contains 2 x large 4 bay barns with concrete floors and walls plus a 4 bay lean - to and cattle crush. There is a further large concrete yard capable of parking numerous vehicles a muck heap and 4 bay barn with 2 isolation stables. There is a separate farm road which leads to all areas.

There is a strong racing focus at Coolstown, however the facilities could be modified to suit various equestrian sports

Land and the River Dee

The property enjoys a peaceful and private setting with excellent river frontage. The lands all in grass in one block extends to some 99.9 acres of well fenced and maintained paddocks with water supply. The lands are of superb quality and could be used for all types of agriculture or and outstanding equestrian facility. Dotted throughout the property are a variety of magnificent specimen trees.

The property boasts extensive frontage on to the River Dee. The river can cater for all game anglers, as it possesses stocks of native wild brown trout as well as its migratory cousins the Atlantic salmon and the sea trout.

Location

Coolstown House & Stud are superbly located 3km from the M1 motorway and under an hour's drive to Dublin and the Airport.

A short drive from Coolstown, Annagassan is a delightfully sleepy and picturesque village. Here you will find Annagassan beach with its extensive beautiful sand and long coastal walk. The area is a haven for local seabirds and migratory species as they route northwards for the summer months.

Castlebellingham village famous for Bellingham Castle Hotel is a 1km from the property and has a variety of shops, pubs, café and primary school. 15 minutes takes you the bustling port towns of Dundalk and Drogheda. Both thriving coastal towns provide an excellent range of Shopping centres, food markets, restaurants, cafes and bars. There are number of primary and secondary schools to avail of in either town.

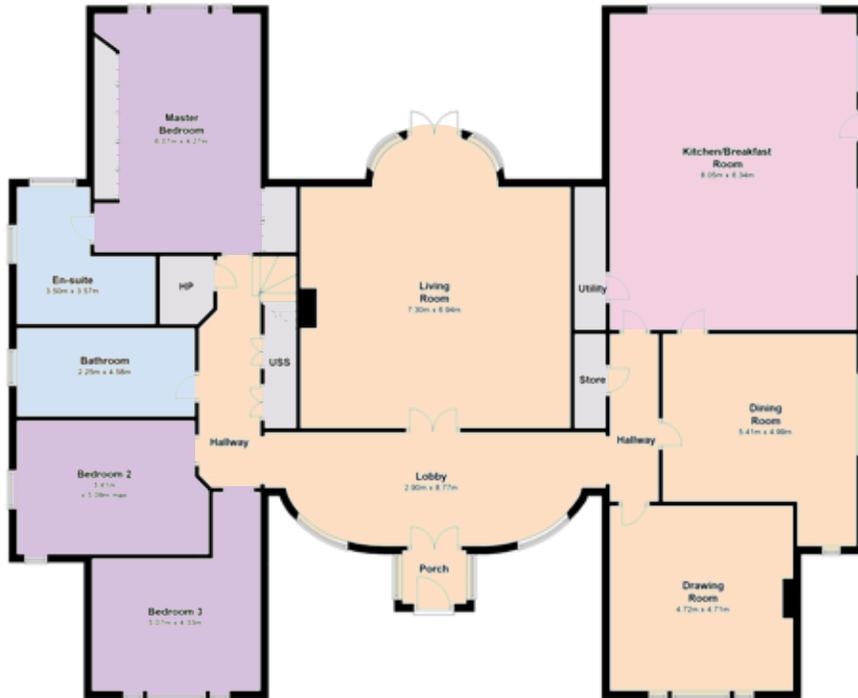
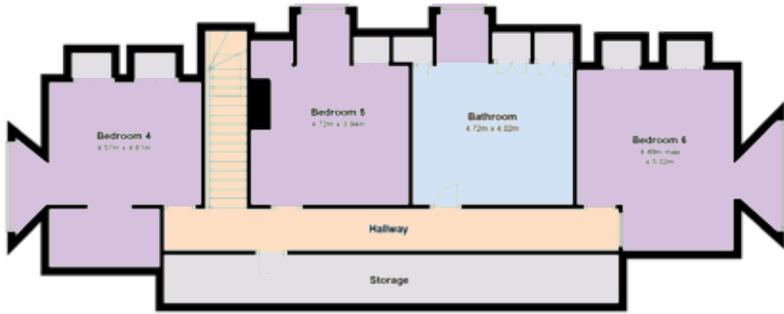




Accommodation

Approx. 382.5 sq metres (4117.2 sq ft)

- Reception Room/ Living and Circulation Areas
- Bedrooms
- Kitchen
- Bathroom
- Storage





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Important Notice

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Directions

From Dublin take the M1 northwards. Exit at Junction 13 Signed Dunleer. At the first roundabout take 2nd exit signed Castlebellingham, at the next roundabout take the first exit onto the R132 signed Castlebellingham.

Continue 4km and the entrance is on the right. (There is a yellow bungalow on right of avenue.) Continue up the avenue keeping right at the Y to the house and yard.

Viewing

Strictly by appointment only.

Services

OFCH, Septic tank, Well Water x 2

BER Rating

BER C3